



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

MEETING DATE July 7, 2006 EFFECTIVE DATE July 7, 2006	CONTACT/PHONE Holly Phipps / 781-1162	APPLICANT Dennis Hamilton	FILE NO. DRC2005-00081
SUBJECT A request by Dennis Hamilton for a Minor Use Permit to allow for the placement of a pre-1976 mobile home, existing barn, and existing horse arena. The project will result in the disturbance of approximately 90 cubic yards of remedial work on a 45.42 acre parcel. Additionally, the applicant is requesting a waiver of the exterior design standards required by Section 22.30.450.E of the County Code for mobilehome siding, roof material and roof overhangs. The proposed project is within the Residential Rural land use category and is located on the north side of Gage Irving Road, approximately .5 miles east of Running Deer Road and approximately 22 miles west of Paso Robles. The site is in the Nacimiento planning area.			
RECOMMENDED ACTION Approve Minor Use Permit SUB2005-00081 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator finds that there is no substantial evidence that the project may have a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. A General Rule Exemption (ED05-431) was issued on May 4, 2006. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 080-053-002	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Does the project meet applicable Planning Area Standards: Not applicable			
LAND USE ORDINANCE STANDARDS: 22.10.090 Height Limitations. 22.10.140 Setbacks. 22.30.450 Residential Mobile Homes. Does the project conform to the Land Use Ordinance Standards: Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on July 22, 2006, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
EXISTING USES: Mobile home, barn and horse corral			
SURROUNDING LAND USE CATEGORIES AND USES: North: Residential Rural / Scattered dwellings East: Residential Rural / Scattered dwellings South: Residential Rural / Scattered dwellings West: Residential Rural / Scattered dwellings			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Building Division, Las Tablas CDF / County Fire, Heritage Ranch CSD, RWQCB and Monterey Co Water Resources Agency	
TOPOGRAPHY: Moderately sloping	VEGETATION: Non-native grasses and oak trees
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: Las Tablas CDF	ACCEPTANCE DATE: May 4, 2006

DISCUSSION

PROJECT HISTORY:

Proposed project was to obtain permits for existing mobile home, existing metal barn, and as-built grading to legalize all the work completed and to bring any deficiencies up to code. Permits obtained: PMT2005-03204 for Pre-1976 Mobile Home; PMT2005-03208 for as-built grading to legalize existing grading and remedial work to stabilize existing work; PMT2005-03209 for as-built metal storage barn.

PLANNING AREA STANDARDS: Not applicable.

LAND USE ORDINANCE STANDARDS:

Project conforms to Land Use Ordinance standards as follows:

22.10.090 Height Limitations - LUO Title 22 Article 3 establishes the following building height limitation: 35 feet maximum. This approval is conditioned for conformance with the height limitation requirement.

22.10.140 Setbacks - LUO Title 22 Article 3 establishes the following minimum setbacks for this structure: 25 feet from front property line, 30 feet from side property lines, and 30 feet from rear property line. This approval is conditioned for conformance with all setback requirements.

22.30.450 Residential Mobile Homes – This approval is conditioned for conformance with all residential mobile home requirements, with the following adjustments:

Requested Adjustment - The standard pertaining to certification of mobile homes under the National Manufactured Housing Construction and Safety Act of 1974 is to be adjusted by Review Authority pursuant to LUO Section 22.30.450, in order to allow a mobile home constructed prior to 1976.

Requested Adjustment - The exterior design standard pertaining to roof overhang of not less than one foot and the requirements for siding and roofing materials are to be waived by Review Authority pursuant to LUO Section 22.30.450. Because the mobile home will be located on a 45.42 acre parcel, with a front setback of 600 feet from the front property line, in a sparsely populated area, the characteristics specific to the property and the site make the exterior design standards less important in terms of visual compatibility with the neighborhood and therefore the standards are unnecessary.

COMMUNITY ADVISORY GROUP COMMENTS: No Advisory Committee.

AGENCY REVIEW:

Public Works-Erosion and sedimentation control is needed. Corral grading encroaches into right-of-way of Aluffo Road. Aluffo road is not a county maintained road.

Las Tablas CDF – Issued fire letter on November 16, 2005

Monterey Co. H2O Resources Agency – No comment

Building Division- As-built buildings needs plans and certification; include as-built building and grading

LEGAL LOT STATUS:

The lot was legally created by deed at a time when that was a legal method of creating lots.

Staff report prepared by Holly Phipps and reviewed by Kami Griffin.

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The Environmental Coordinator finds that there is no substantial evidence that the project may have a significant effect on the environment. It can be seen with certainty that there is no possibility that this project may have a significant effect on the environment; therefore, the activity is not subject to CEQA. A General Rule Exemption (ED05-431) was issued on May 4, 2006. [Reference: State CEQA Guidelines sec. 15061(b)(3), General Rule Exemption]

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed mobile home, barn, corral and as-built grading does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the residential mobile, storage barn and horse corral will not conflict with surrounding land uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located off of Chimney Rock Road a local road constructed to a level able to handle any additional traffic associated with the project.

EXHIBIT B - CONDITIONS OF APPROVAL

Approved Development

1. This approval authorizes
 - a. Placement of a pre-1976 mobile home (including waiver of the exterior design standards required by Section 22.30.450.E of the County Code for siding, roof material and roof overhangs), existing barn, and existing horse arena. The project will result in the disturbance of approximately 90 cubic yards of remedial work on a 45.42 acre parcel.
 - b. Maximum height is 35 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits** plans submitted shall show all development consistent with the approved site plan, floor plan, architectural elevations and landscape plan.

Fire Safety

3. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated November 16, 2005.

Services

4. **At the time of application for construction permits**, the applicant shall submit evidence that there is adequate water to serve the proposal, on the site.
5. **At the time of application for construction permits**, the applicant shall submit evidence that a septic system, adequate to serve the proposal, can be installed on the site.

Conditions to be completed prior to issuance of a construction permit

Fees

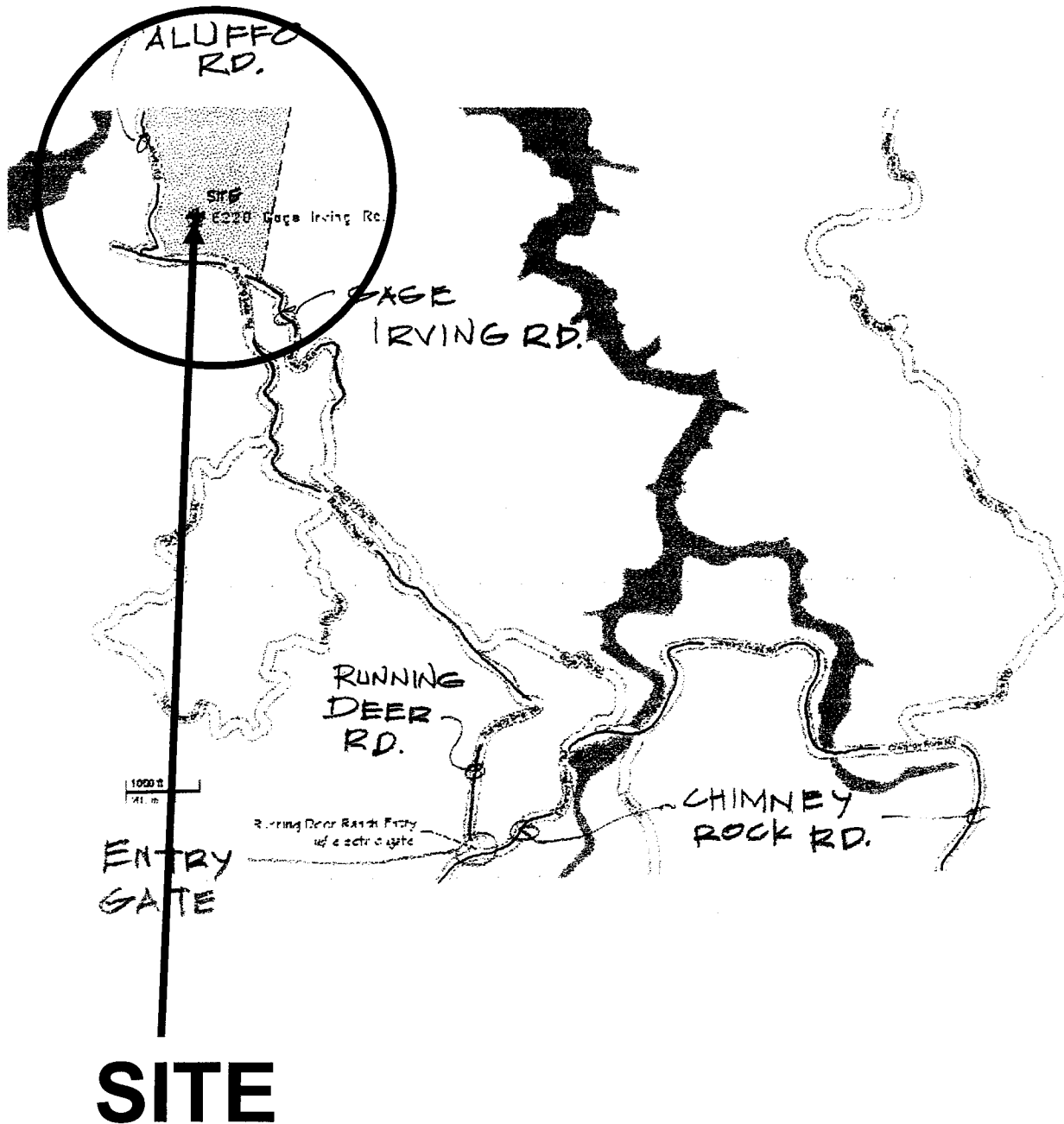
6. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

7. **Prior to final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.

On-going conditions of approval (valid for the life of the project)

8. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
9. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.



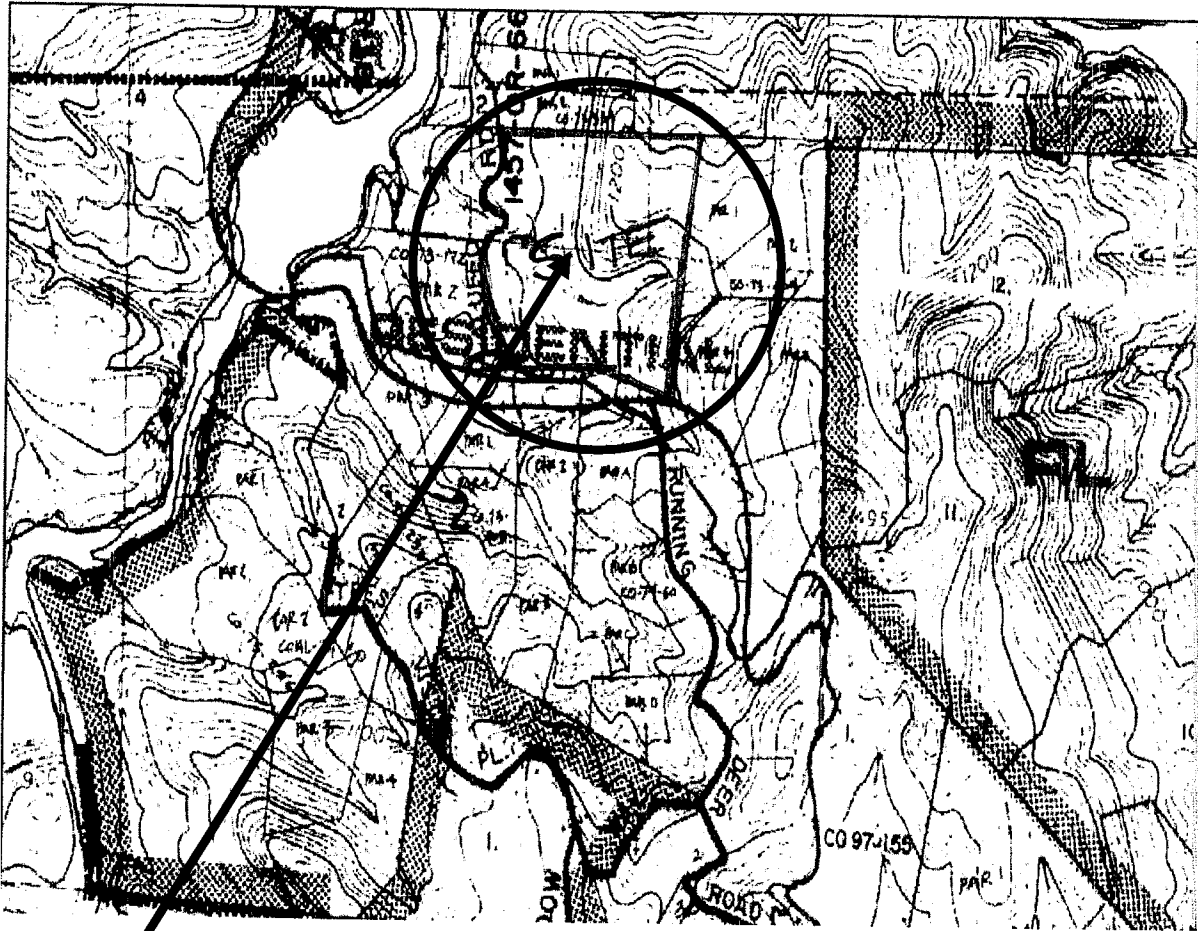
PROJECT

Minor Use Permit
Hamilton DRC2005-00081



EXHIBIT

Vicinity



SITE

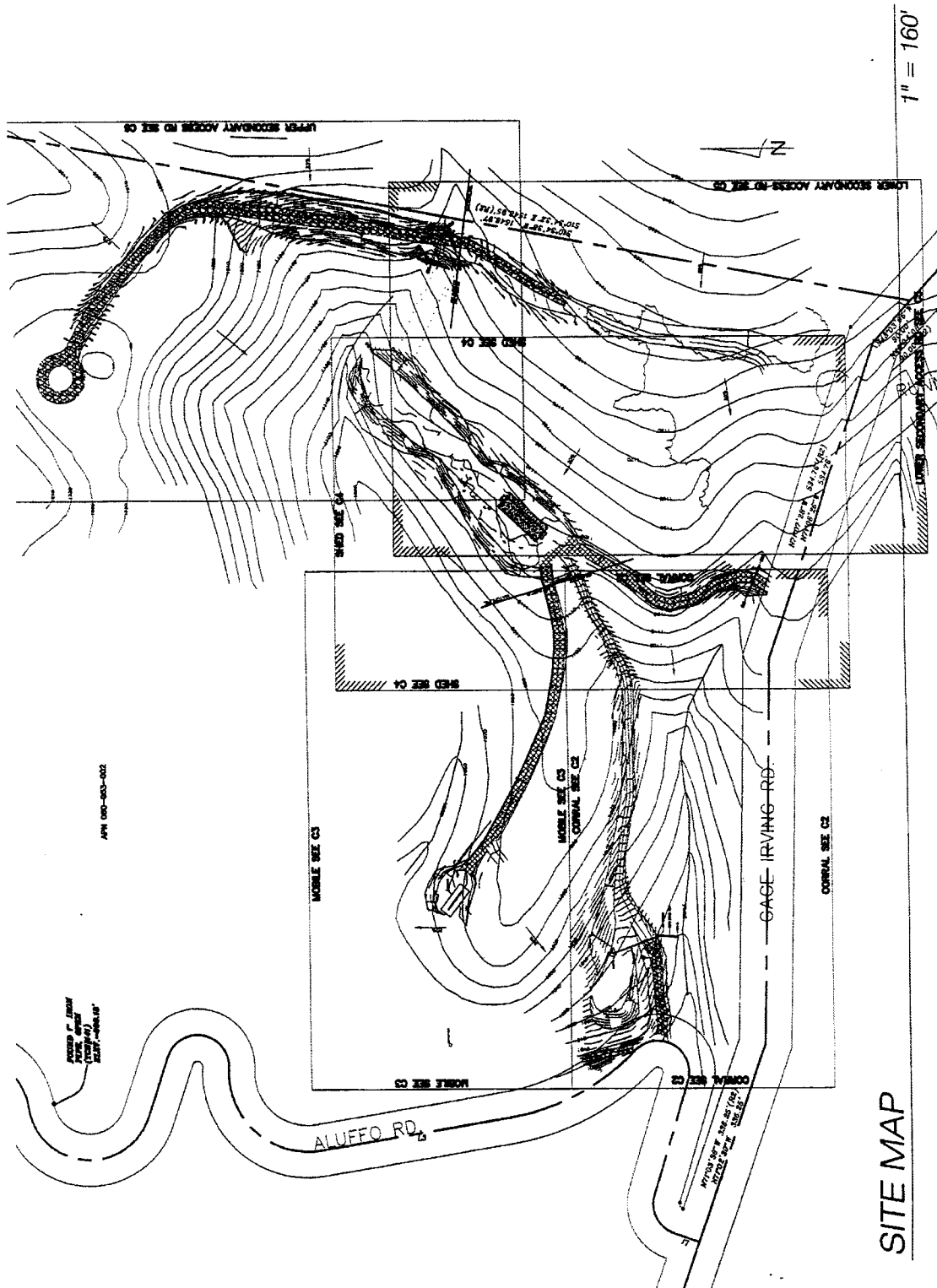
PROJECT

Minor Use Permit
Hamilton DRC2005-00081



EXHIBIT

Land Use Category



SITE MAP

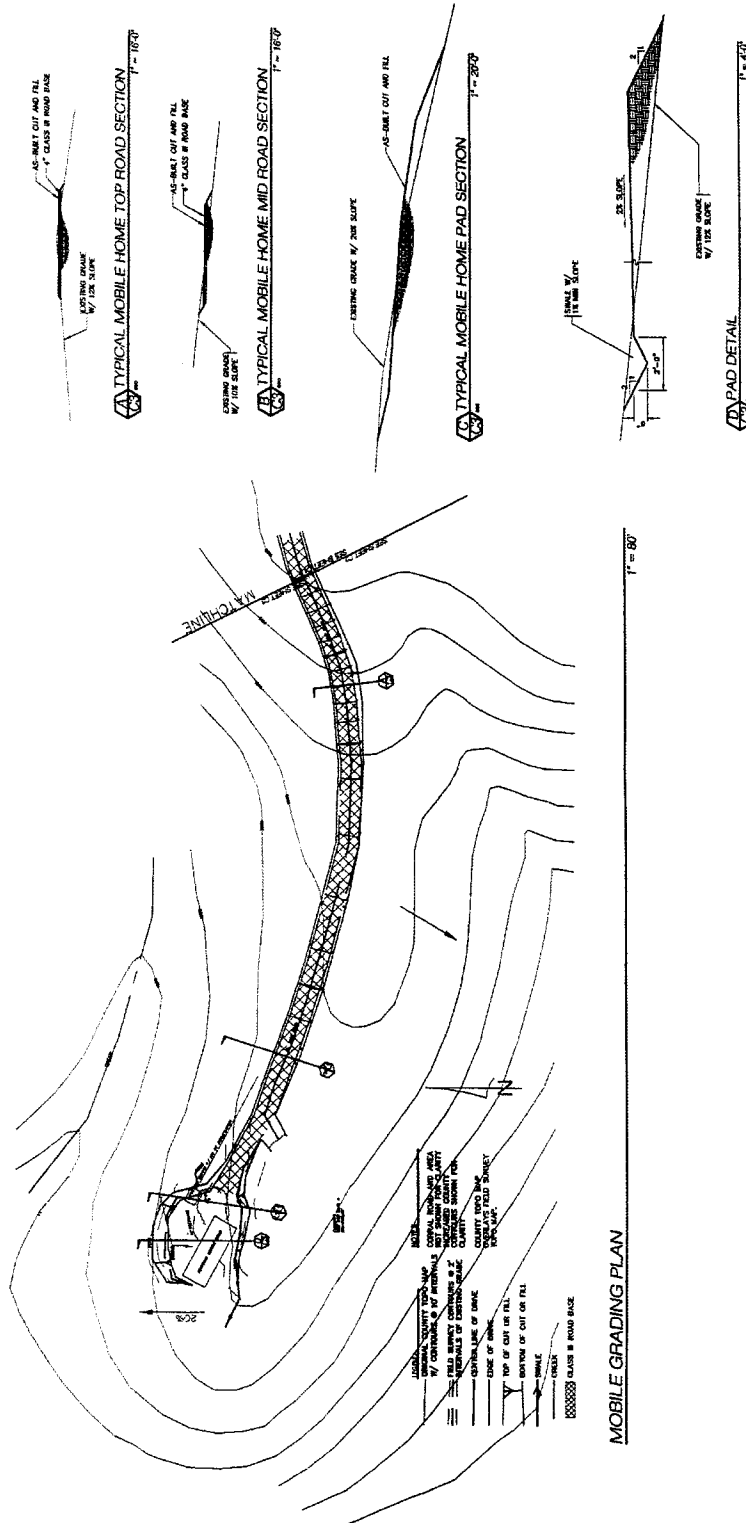
PROJECT

Minor Use Permit
Hamilton DRC2005-00081



EXHIBIT

Site Plan



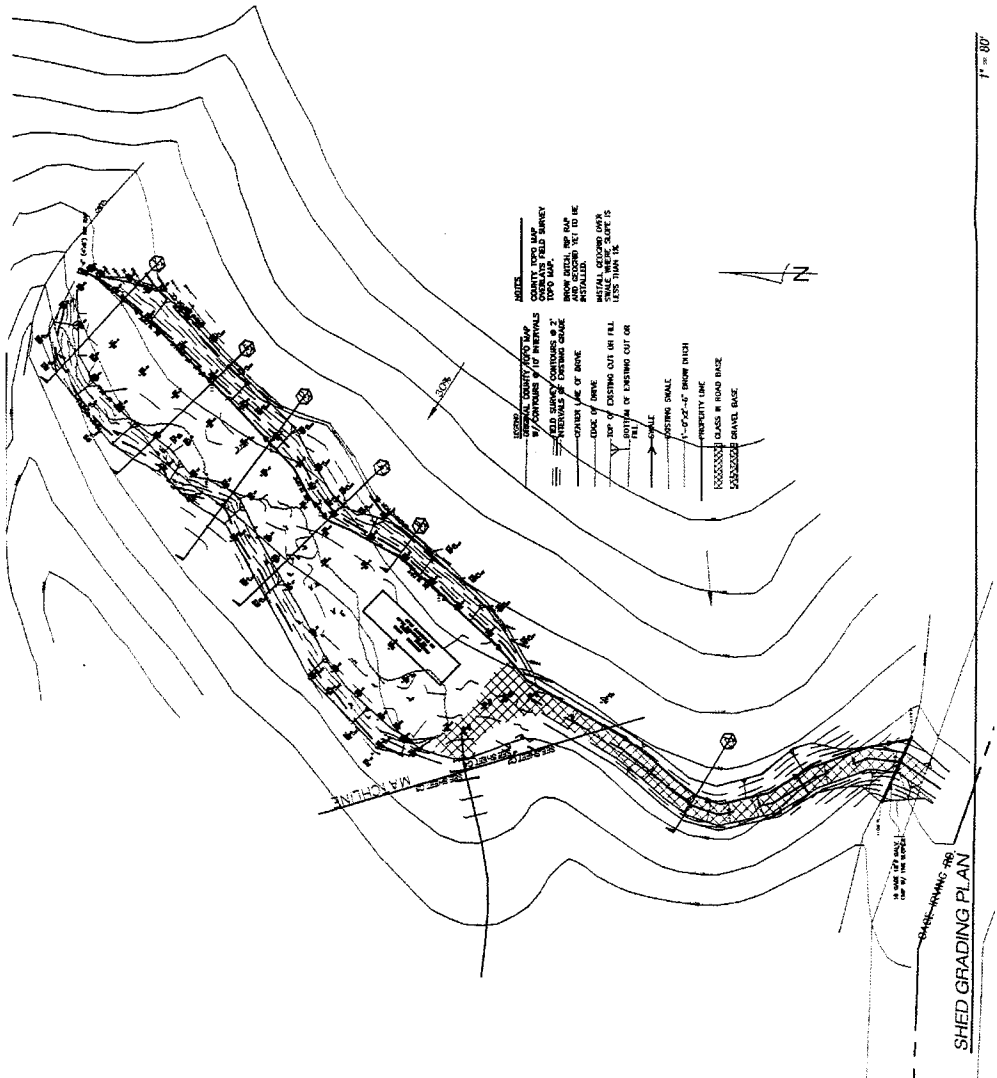
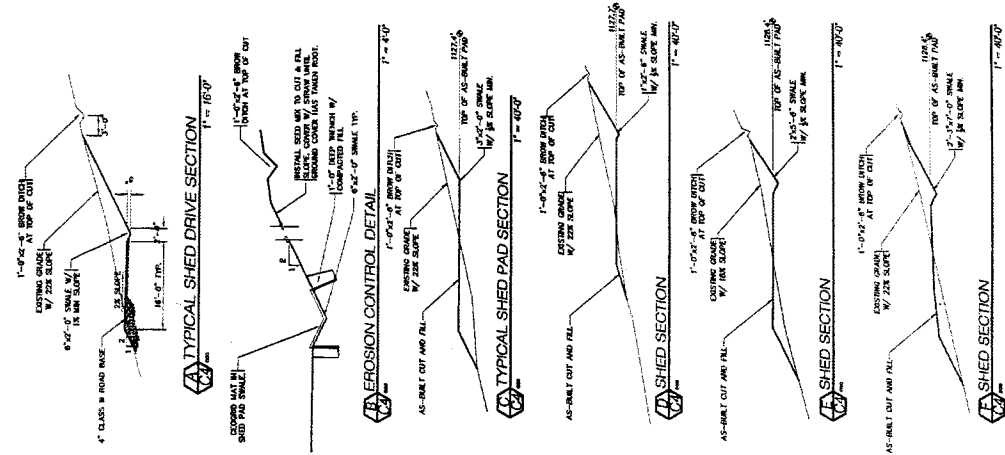
PROJECT

Minor Use Permit
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EXHIBIT

Site Plan



PROJECT

Minor Use Permit
Hamilton DRC2005-00081



EXHIBIT

Site Plan

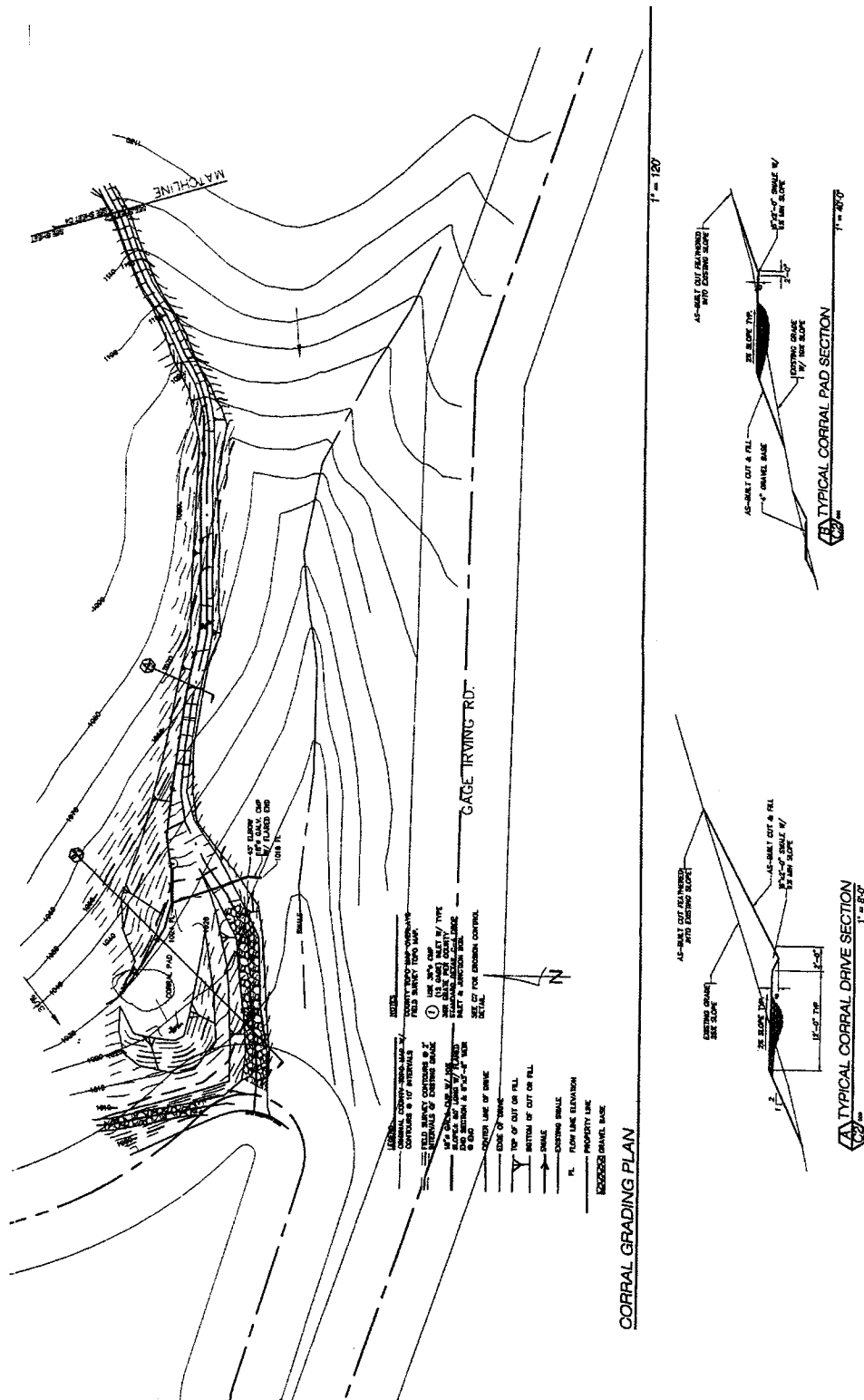
PROJECT

Minor Use Permit
Hamilton DRC2005-00081



EXHIBIT

Site Plan



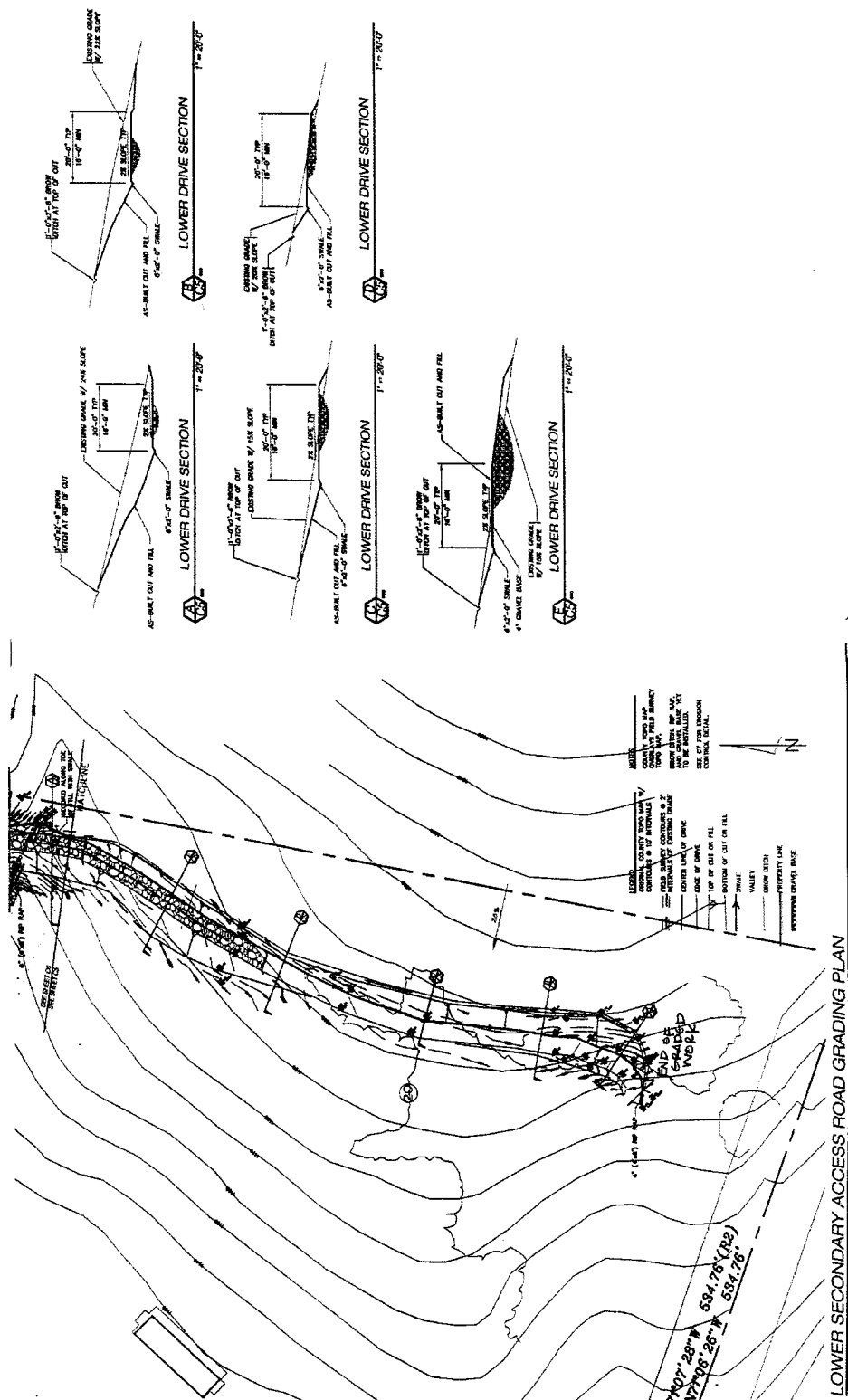
PROJECT

Minor Use Permit
Hamilton DRC2005-00081



EXHIBIT

Site Plan



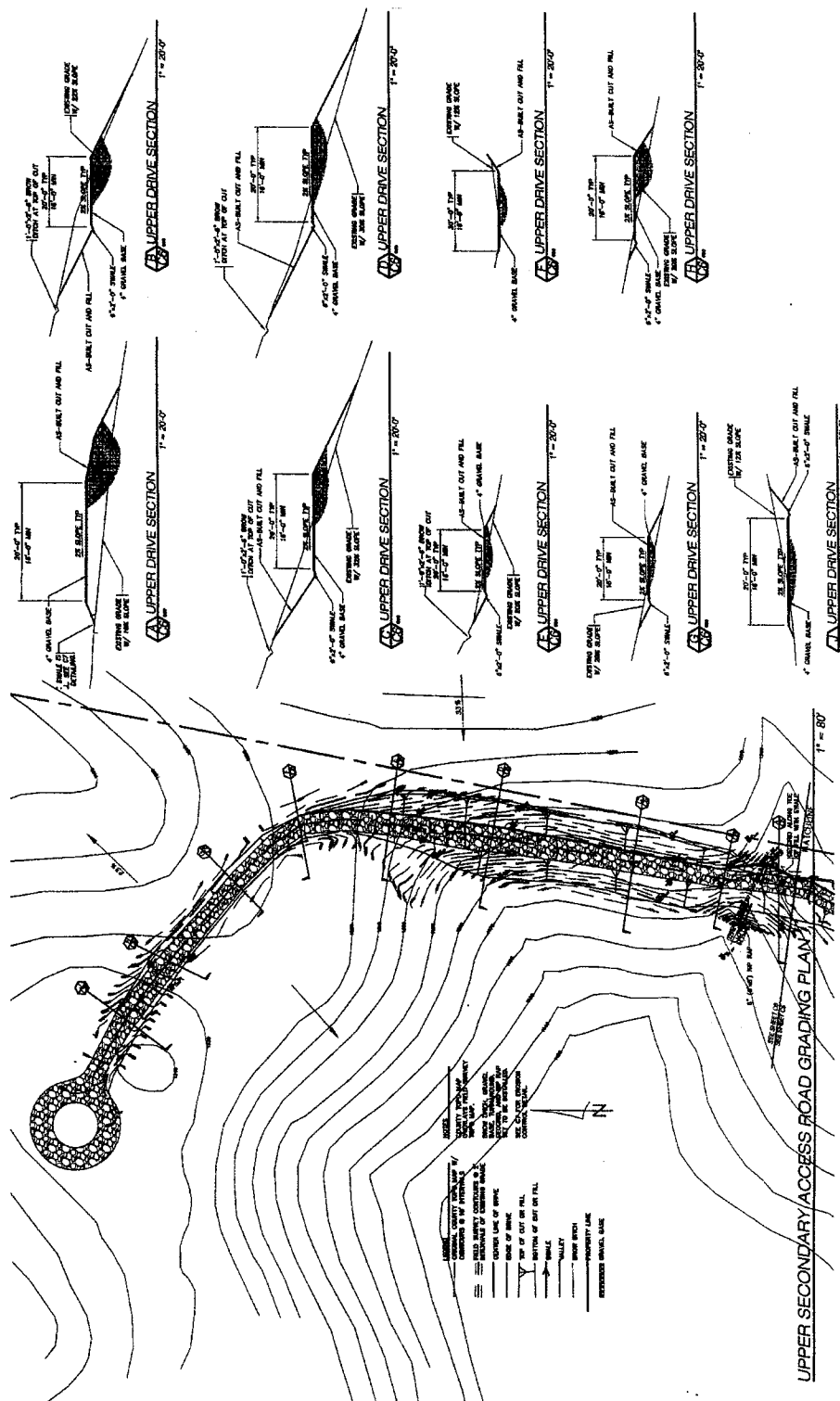
PROJECT

Minor Use Permit
Hamilton DRC2005-00081



EXHIBIT

Site Plan





HP

CDF/San Luis Obispo County Fire RESIDENTIAL FIRE SAFETY PLAN

Date: November 16, 2005

Project Number(s): DRC2005-00081	Name: Dennis Hamilton 1199 Lucero Court, Camarillo, CA 93010
Project Location: 6220 Gage Irving Road	City: Running Deer
Mailing Address: North County Team Planning & Building Department County Government Center	City/State/Zip: San Luis Obispo, CA 93408
Phone Number(s): (805) 479-4447	Cross Street: Running Deer Road
Notes: 1200 square foot, pre-1976 mobile home	

The following **checked** items are required to be completed prior to final inspection of this project. When you have completed each item checked, initial and date that they are completed. When all items checked are completed please call for a fire department final inspection, **(805) 543-4244, extension #2220**. Inspections will be completed on the following Tuesday for South County areas and Thursday for North County areas. Please have your County issued permit card on site and visible.

This project is located approximately **10 to 15** minutes from the closest CDF/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires.

It is designated a Very High Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following standards are required:	Owner-Agent Initials
<input checked="" type="checkbox"/> 30-foot building setback from property line required <small>**Note: All setbacks are subject to County Planning Department approval.</small>	
<input type="checkbox"/> A residential fire sprinkler system is required (NFPA 13D)	
<input checked="" type="checkbox"/> A water storage tank is required that gravity feeds a residential fire connection	
<input checked="" type="checkbox"/> 2500 gallons of water storage required	
<input checked="" type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required	
<input checked="" type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe	
<input checked="" type="checkbox"/> System gravity drain required	
<input checked="" type="checkbox"/> Fire connection shall be located on the approach to the structure(s)	
<input checked="" type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure	
<input checked="" type="checkbox"/> Fire connection must be located within 8-feet of the driveway & 24 inches above grade	
<input checked="" type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with cap. The outlet must face toward the driveway at a 90° angle.	
<input checked="" type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection	
<input checked="" type="checkbox"/> Blue dot reflector must be located near fire connection	
<input type="checkbox"/> A fire hydrant is required that can deliver 1000 gallons per minute for 2 hours.	
<input type="checkbox"/> Provide a letter from the water purveyor that hydrant meets fire flow requirements	
<input type="checkbox"/> Two 2 1/2" outlets and one 4" outlet with National Standard threads	
<input type="checkbox"/> Within 8 feet of the roadway	
<input type="checkbox"/> Place a blue dot reflector on roadway, just off center, on the side of the hydrant	
<input type="checkbox"/> Hydrant must be located within 250 feet of the residence.	

<input checked="" type="checkbox"/> 18- foot access road required	
<input checked="" type="checkbox"/> All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/> 10 foot fuel modification required on both sides of road	
<input checked="" type="checkbox"/> Must provide an unobstructed vertical clearance of not less than 13'6"	
<input checked="" type="checkbox"/> Where road exceeds a 12% grade, it must be a nonskid surface	
<input checked="" type="checkbox"/> If road exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/> Road must be named using the County standard signage	
<input checked="" type="checkbox"/> Driveway must be 16 feet wide	
<input checked="" type="checkbox"/> All weather surface capable of supporting 20 tons	
<input checked="" type="checkbox"/> Where driveway exceeds a 12% grade, it must be a nonskid surface	
<input checked="" type="checkbox"/> If driveway exceeds a 16% grade, it must be certified by an engineer	
<input checked="" type="checkbox"/> 10 foot fuel modification required on both sides of the driveway	
<input checked="" type="checkbox"/> Must provide an unobstructed vertical clearance of not less than 13'6"	
<input checked="" type="checkbox"/> Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of the residence/structure	
<input checked="" type="checkbox"/> Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart	
<input type="checkbox"/> Bridge is required to support a fire engine load weight of 20 tons	
<input type="checkbox"/> Bridge must have a sign indicating load & vertical clearance limits at entrances	
<input type="checkbox"/> One-lane bridge: minimum 12', turnouts at both ends, one-way signs, clear visibility	
<input type="checkbox"/> Gate entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway	
<input type="checkbox"/> Center line of lane turning radius must be at least 25 feet	
<input type="checkbox"/> Provide Fire Department approved key access (approved switches may be used)	
<input checked="" type="checkbox"/> 100 feet of fuel modification is required for defensible space	
<input checked="" type="checkbox"/> Remove limbs located within 10 feet of chimney	
<input checked="" type="checkbox"/> A Class A non-combustible roof is required	
<input checked="" type="checkbox"/> Fire-resistive (non-combustible) siding is required	
<input type="checkbox"/> Boxed-in eaves are required	
<input checked="" type="checkbox"/> Highly visible permanent address numbers shall be placed at the driveway entrance. (minimum 4" letter/number height, 3/8 inch stroke)	
<input checked="" type="checkbox"/> Highly visible address numbers shall be placed on the residence(s). (minimum 4" letter/number height, 3/8 inch stroke).	
<input type="checkbox"/> Secondary dwelling units require a separate address. Contact Leonard Mansell at SLO County Planning Dept for more information at (805) 781-5199.	
<input checked="" type="checkbox"/> Smoke detectors are required in all sleeping areas	
Other Requirements:	

When all of the fire safety requirements have been completed, please call the Fire Prevention Bureau at (805) 543-4244, extension #2220 to arrange for your final inspection.

Chad Zrelak
Fire Captain



Post-It* Fax Note	7671	Date	10 Nov 2005	# of pages	1
To	North County Team	From	Ken Ekelund		
Co./Dept.	P+B	Co.	MCWRA		
Phone #	805-781-5600	Phone #	831-755-8983		
Fax #	805-781-1242	Fax #	831-424-7935		

SAN LUIS OBISPO COUNTY PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11-1-05

TO: Monterey Co. H₂O Resources Agency

FROM: ☐ - South County Team ☒ - North County Team ☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRL 2005-00081 Applicant: Hamilton
MUP - Pre 1976 mobile home. Located on 45+
acres off Gage Irving Rd. APN: 080-053-002

Return this letter with your comments attached no later than: 11-16-05

PART I - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☒ YES
☐ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐ YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)

☒ NO

(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

NO comment

9 Nov 2005
Date

Ken Ekelund
Name

831-755-8983
Phone



SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11-1-05

TO: Bldg. DIV.

FROM: ☐ - South County Team

☒ - North County Team

☐ - Coastal Team

PROJECT DESCRIPTION: File Number: DRC 2005-00081 Applicant: Hamilton
mup - Pre 1976 mobile home. Located on 45+
acres off Gage Irving Rd. APN: 080-053-002

Return this letter with your comments attached no later than: 11-16-05

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

☐ YES

(Please go on to PART II.)

☐ NO

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☐ YES

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IF YOU HAVE "NO COMMENT" PLEASE SO INDICATE, OR CALL.

11/14/05 * ^{area of distn} Grading 1 acre reg's a SWPPP
In clude as built bldg & grading
* As built bldgs needs plans & certification by lic Prof

Date

11/10/05

Name

ES

Phone

5725

COUNTY GOVERNMENT CENTER

SAN LUIS OBISPO

CALIFORNIA 93408

(805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>



HP
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 11-1-05

FROM PW

FROM ☐ - South County Team ☒ - North County Team ☐ - Coastal Team
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Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

WHERE IS THE "NEW" MH to be installed? EROSION & SEDIMENTATION
control is needed. CORRAL GRADING ENCROACHES INTO R/W of
Aluffa Rd (street C2A).

Date 05 Dec 2005

Name Grodwin

Phone 5252

COUNTY GOVERNMENT CENTER • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

EMAIL: planning@co.slo.ca.us

FAX: (805) 781-1242

WEBSITE: <http://www.sloplanning.org>

